\$890,000 - 73 Yorkville Terrace Sw, Calgary

MLS® #A2223102

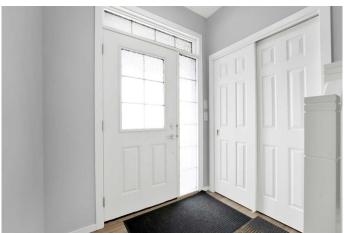
\$890,000

5 Bedroom, 4.00 Bathroom, 2,294 sqft Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to 73 Yorkville Terrace SW, a stunning Mattamy-built Whistler model that perfectly blends style, space, and modern functionality. This beautifully crafted home showcases an impressive brick front elevation that immediately captures curb appeal and invites you inside. Upstairs, you'Il find four spacious bedrooms, including a luxurious primary suite featuring a double vanity ensuiteâ€"offering a private retreat for rest and relaxation. A convenient laundry room on the upper level adds ease to your daily routine. The main floor boasts a bright and open layout with a versatile den ideal for a home office or playroom, complemented by a cozy electric fireplace that creates a warm and inviting atmosphere in the living area. The kitchen is both functional and elegant, equipped with stainless steel appliances, a generous walk-in pantry, and ample cabinetry to meet all your storage needs. The fully finished legal basement suite is a standout feature, providing excellent rental income potential or the perfect space for multi-generational living. It includes a separate side entrance, a spacious bedroom, full bathroom, family room, fully equipped kitchen, and its own laundry area. Thoughtful upgrades such as Rockwool insulation and Sonopan soundproofing in the basement ceiling ensure enhanced privacy and a peaceful environment for everyone. Outside, the fully fenced backyard features a wooden patio/deckâ€"ideal for outdoor dining, entertaining, or simply relaxing in your private







oasis. Situated in the vibrant and growing Yorkville community, this home is close to parks, schools, shopping, and future amenities, making it an excellent choice for families and investors alike. With high-quality finishes and well-considered upgrades throughout, this move-in-ready residence offers a perfect balance of luxury and practicality in one exceptional package.

Built in 2023

Essential Information

MLS® # A2223102 Price \$890,000

Bedrooms 5 Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,294
Acres 0.07
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 73 Yorkville Terrace Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4X5

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters,

Bathroom Rough-in

Appliances Central Air Conditioner, Electric Oven, Microwave, ENERGY STAR

Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR

Qualified Washer

Heating Central

Cooling Sep. HVAC Units

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Yard, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Asphalt

Foundation Poured Concrete

Additional Information

Date Listed May 31st, 2025

Days on Market 14

Zoning R-G

Listing Details

Listing Office Diamond Realty & Associates LTD.

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